





25 Rydal Avenue, Chadderton

£225,000

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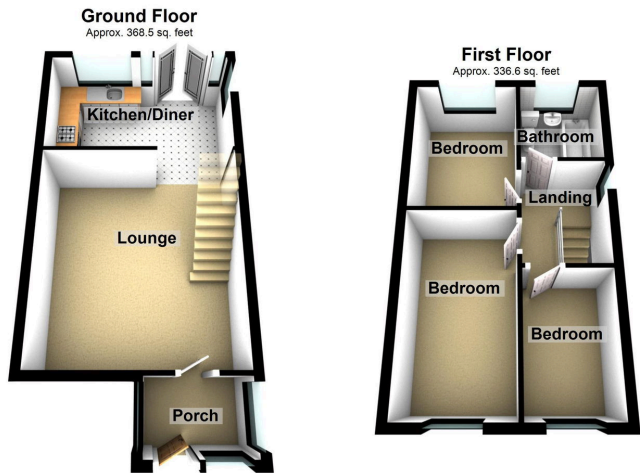
- Semi Detached
- Well Presented Throughout
- Planning Permission to Extend
- Gardens and Parking
- Three Bedrooms
- Ideal Family Home
- Popular Location
- EPC - D







Kirkham Property are happy to offer for sale this well presented semi-detached property providing a superb family home in a popular location close to excellent local schools, amenities and just a short drive to the motorway connections. The property currently has planning permission, granted in January 2023, for the erection of a two storey side extension, single storey rear extension and loft conversion with rear dormer (Planning Reference HOU/350265/22). Internally the living space comprises of entrance porch, lounge and kitchen/dining to the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear with off road parking to the front by means of a driveway. The property also benefits from GCH and double glazing and a boarded loft with access via a pull down ladder on the landing. Internal viewing is recommended to appreciate the property on offer.



Total area: approx. 705.1 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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